IVINS CITY COUNCIL STAFF REPORT

TO: **Ivins City Council**
SUBMITTED BY: **Rob Dalley-Building and Zoning Administrator**
DATE: **March 31, 2026**
AGENDA ITEM: **Discuss and consider Planning Commission's recommendation for approval of a Special Height Exception for The Church of Jesus Christ of Latter-Day Saints, located at approximately 300 East and 200 South. The Church of Jesus Christ of Latter-Day Saints-Owner. Chad Spencer-Applicant.**

Notice: This staff report is for the use of Ivins City (the "City") Staff, Planning Commission and City Council only and is not intended to be comprehensive. No applicant or member of the public should rely on it or its contents for any purpose. Neither this report nor its contents vest any rights of any kind with any applicant or member of the public.

EXECUTIVE SUMMARY

This report presents a proposed Special Height Exception for the property located at approximately 300 East 200 South. The owner, The Church of Jesus Christ of Latter-Day Saints, seeks to propose a new LDS meetinghouse (map attached). The Building Official has reviewed this application request on 1-29-26 and found it to be a complete application as shown in the attachments, and in compliance with City Code as well as the land use plan. The Council is to determine whether this Special Height Exception has an adverse effect within City guidelines.

BACKGROUND

- **General Plan Designation:** The land use in the General Plan is intended to be a guide for new development and redevelopment. The Plan establishes a vision for future development that, if achieved, will preserve the unique character of Ivins. It should be used to ensure that new development and redevelopment are consistent with the Land Use Plan. Additionally, the Plan should help developers understand what type of developments are appropriate for differing properties. By referencing the Plan in development discussions, the City can help ensure that a consistent and community-supported pattern of growth is achieved.

The applicant proposes this Special Height Exception to accommodate a specific development type.

ANALYSIS

A. Applicable Review Process and Standards—Attached is Chapter 28 regarding Special Height Exception Applications, Procedures and Standards.

B. TRC Discussion and Recommendation. TRC has reviewed the application and recommends approval. Staff has worked with the applicant to lower their grading 3+ feet and the total height exception is 38 feet.

RECOMMENDATION

Based on the analysis and findings listed in this report, it is recommended that the City Council decide whether or not to approve the proposed Special Height Exception for this property. Staff recommends approval.

ALTERNATIVE ACTIONS

As alternatives to recommending that the City Council approve this Special Height Exception, the City Council has the discretion to:

- Recommend approval with alterations and/or amendments that comply with existing law;
- Recommend denial of this application based on specified findings consistent with City Code; or
- table consideration of this matter for further discussion.

ATTACHMENTS

1. Application
2. Narrative
3. Vicinity map
4. City Code

Respectfully submitted: Rob Dalley

Rob Dalley, Building and Zoning Administrator